176.0	0009	0011.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	661,300 / 661,300
					USE VALUE:	661,300 / 661,300
					ASSESSED:	661,300 / 661,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STRACHAN BARBARA/TRUSTEE
Owner 2:	CEDRONE TRUST
Owner 3:	
Street 1:	57 WILBUR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CEDRONE ANTHONEY B--ETAL -
Owner 2:	CEDRONE PHILOMENA M -
Street 1:	57 WILBUR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,720 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1997 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4720.000	268,200		393,100	661,300
Total Card	0.108	268,200		393,100	661,300
Total Parcel	0.108	268,200		393,100	661,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.18 | /Parcel: 331.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 119026
GIS Ref:
GIS Ref:
Insp Date: 06/15/18

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0009-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,200	0	4,720.	393,100	661,300	661,300	Year End Roll	12/18/2019
2019	101	FV	228,200	0	4,720.	387,500	615,700	615,700	Year End Roll	1/3/2019
2018	101	FV	228,200	0	4,720.	297,600	525,800	525,800	Year End Roll	12/20/2017
2017	101	FV	228,200	0	4,720.	280,800	509,000	509,000	Year End Roll	1/3/2017
2016	101	FV	228,200	0	4,720.	258,300	486,500	486,500	Year End	1/4/2016
2015	101	FV	214,300	0	4,720.	241,500	455,800	455,800	Year End Roll	12/11/2014
2014	101	FV	214,300	0	4,720.	222,400	436,700	436,700	Year End Roll	12/16/2013
2013	101	FV	214,300	0	4,720.	222,400	436,700	436,700		12/13/2012

!13827!

PRINT: Date 12/11/20 | Time 03:43:39

LAST REV: Date 07/09/18 | Time 12:05:40 | mmcmakin

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13827

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CEDRONE PHILOME	1338-80		6/4/2007	Family	1	No	No		
	772-188		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	119026
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2002	569	Redo Bat	11,050	C		G4	GR FY04	REMODEL BATH-NEW R

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2018	Meas/Inspect	BS	Barbara S
10/21/2008	Meas/Inspect	345	PATRIOT
12/22/1999	Meas/Inspect	276	PATRIOT
7/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4720		Sq. Ft.	Site		0	70.	1.19	6									393,120						393,100	

Total AC/HA: 0.10836 | Total SF/SM: 4720 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,120 | Spl Credit | Total: 393,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00250006
Adj $ / SQ:	142.104
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	329478
Depreciation:	61283
Depreciated Total:	268195

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

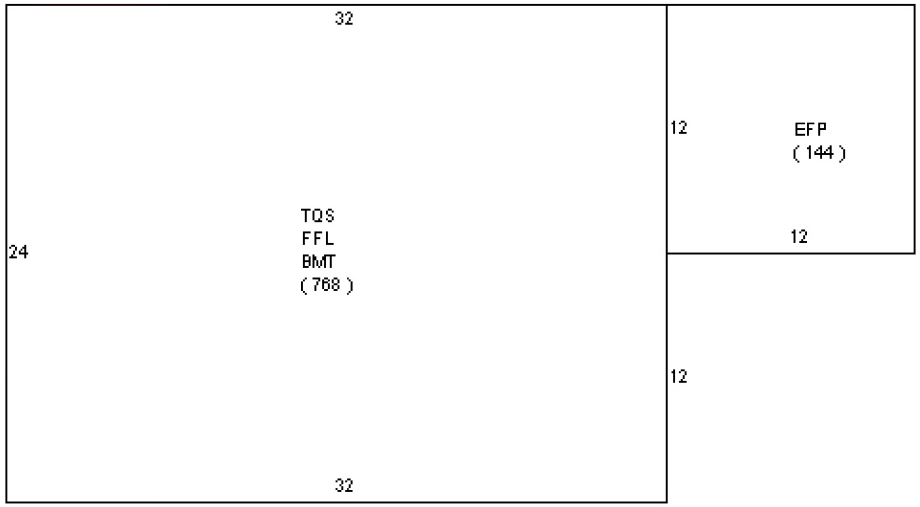
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	142.10
Special Features:	0	Val/Su Net:	118.88
Final Total:	268200	Val/Su SzAd	199.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	66.190	50,830
FFL	First Floor	768	142.100	109,136
TQS	3/4 Story	576	142.100	81,852
EFP	Enclos Porch	144	46.250	6,660
	Net Sketched Area:	2,256	Total:	248,478
Size Ad	1344	Gross Are	2448	FinArea 1997

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0009-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	